



**VICARS HILL, LADYWELL, LONDON, SE13 7JL**  
**GUIDE PRICE £800,000-£875,000 FREEHOLD**

LOCATED JUST MOMENTS FROM HILLY FIELDS AND WITHIN THE LADYWELL CONSERVATION AREA, THIS WIDE-FRONTED SEMI-DETACHED HOME DELIVERS FIVE BEDROOMS, TWO BATHROOMS AND TWO GENEROUS RECEPTIONS, WITH THE BONUS OF A LARGE BASEMENT OFFERING EXCELLENT SCOPE FOR THE FUTURE (SUBJECT TO CONSENTS).

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## DESCRIPTION:

Built in 1926, the accommodation is arranged over three bright storeys and measures roughly 130 sq.m / 1,400 sq.ft, with the easy, practical flow that homes of this era are loved for. A welcoming hall leads to a bay-fronted reception at the front and a versatile second living/dining room behind—two calm, well-proportioned spaces for family life and entertaining. The kitchen sits at the rear with a door straight out to the garden, so cooking, play and alfresco meals connect naturally.

Upstairs on the first floor are three bedrooms and a family bathroom; the broad bay room makes a superb principal. The top floor provides two further doubles and a shower room—ideal for guests, teenagers or a quiet work-from-home zone.

Outside, the rear garden offers a private, green outlook without demanding constant upkeep. Beneath the house, a notably large basement/cellar runs under much of the footprint, perfect for storage today and brimming with potential for a workshop, studio or future conversion, subject to the usual permissions.

A solid interwar family house with character, balanced space and clear opportunity to add value. Chain free.

The house is located moments from Hilly fields and close to Ladywell Fields and sits within the Ladywell Conservation area. Both Gordonbrock Primary School and Prendergast School for Girls (also offers a co-ed 6th Form) are Ofsted "Outstanding". The property is located just a five minute walk from Ladywell Train Station, and Lewisham (DLR), Crofton Park and Brockley (Overground and mainline) stations are all within walking distance. Ladywell has regular connections to the City, London Bridge, Waterloo East, and Charing Cross. Ladywell Village is popular for its wide range of independent shops, gastro pub, cafes, deli, and patisserie.









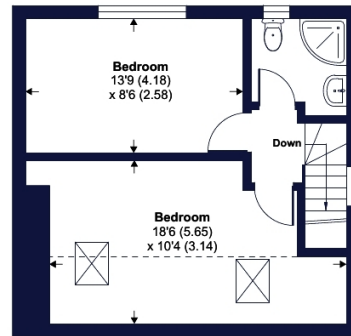
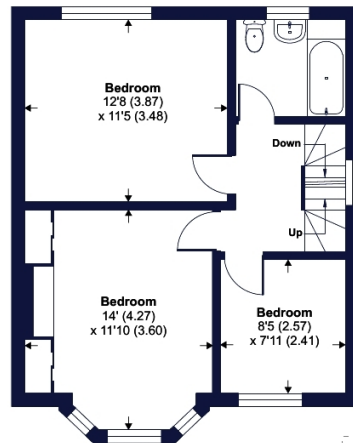
## Vicars Hill, London, SE13

Approximate Area = 1843 sq ft / 171.2 sq m

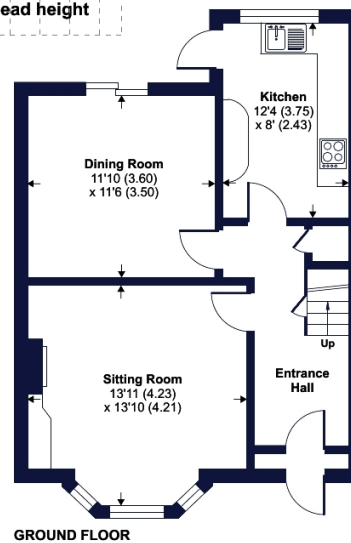
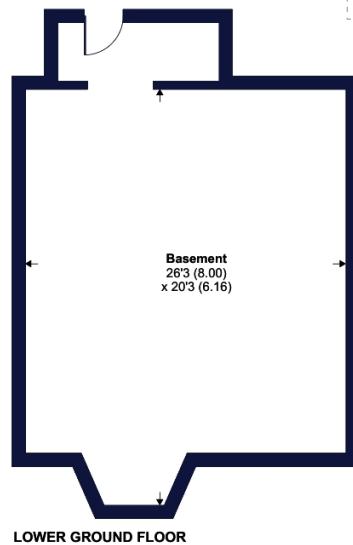
Limited Use Area(s) = 80 sq ft / 7.4 sq m

Total = 1923 sq ft / 178.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Winkworth. REF: 1358009

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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